

11a Victoria Street

INVERURIE, AB51 3QS



Spacious one-bedroom ground floor flat, with huge rental potential in a popular area close to all amenities



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Situated within a traditional granite tenement 11A Victoria Street is presented to the market in a walk-in condition. This ground-floor, one-bedroom property has recently been redecorated in fresh neutral tones with the current owner continually upgrading during their tenure. The property is protected by a security entry system leading to the entrance hall and well kept traditional communal stairway. With its generous-sized accommodation full double glazing and gas central heating throughout and its fantastic central location, this property is a must-view. It would be a superb first-time purchase and a fantastic buy-to-let investment due to its central location and would be an ideal base for the professional couple. Early viewing is highly recommended.

THE LOUNGE



The property comprises an internal hallway leading to all other rooms. There is a well-proportioned lounge and a galley kitchen.

THE KITCHEN





A spacious double bedroom and a family bathroom with an electric shower over the bath complete the accommodation. In addition, you have ample storage throughout the property.

THE BATHROOM



THE BEDROOM

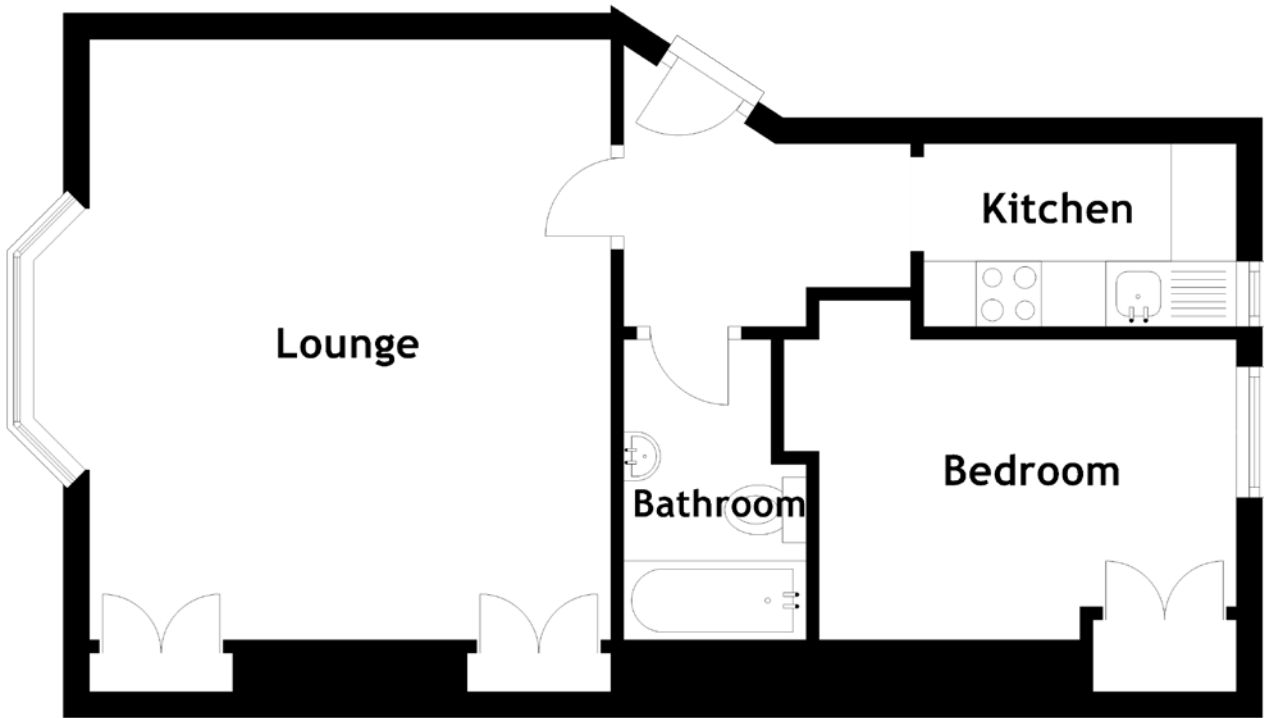


Free on-street parking is available at the front of the property. The communal rear garden with a high perimeter wall is laid to the lawn with shared drying areas and provides a secure area for those with children or pets.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

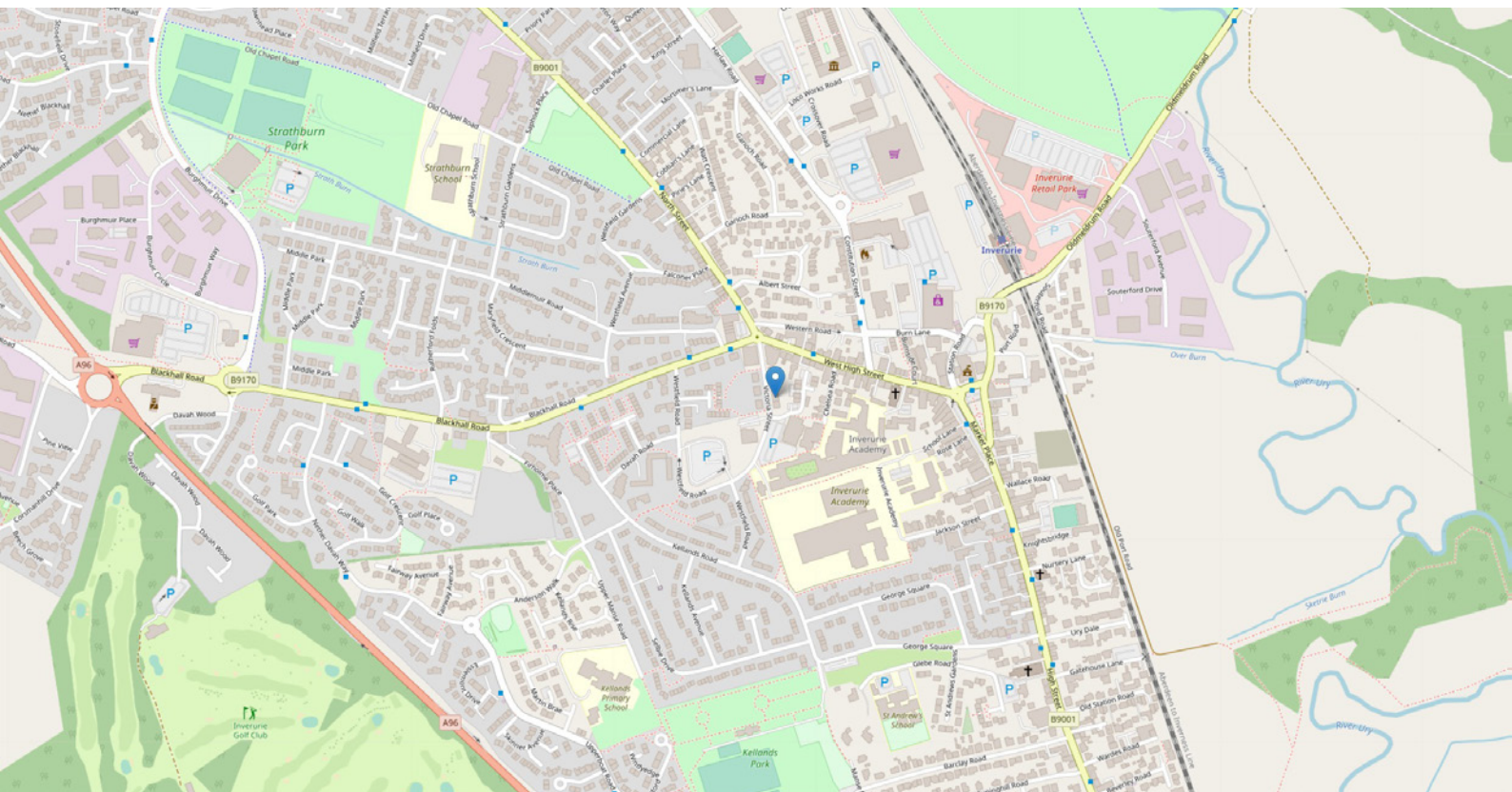


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.40m (7'10") x 1.40m (4'7")
Bathroom	2.30m (7'7") x 1.40m (4'7")
Bedroom	3.20m (10'6") x 2.30m (7'7")

Gross internal floor area (m²): 39m²
EPC Rating: C

Extras: The property will be sold inclusive of all floor coverings, blinds, and light fittings all other soft furnishings and electrical items are by separate negotiations.



THE LOCATION

Located within a popular residential area of the market town of Inverurie and within easy commuting distance to the city of Aberdeen. Also close to the industrial locations at Dyce and to the north and south of the city especially with the A96 and the new Aberdeen Western Peripheral Route (bypass) being a short distance from the property.





There are numerous leisure facilities available in the area, including horse riding, country walks, and mountain bike trails, with numerous golf courses to be enjoyed. All the normal facilities one would expect can be found in Inverurie. There is a fantastic choice of preschool, primary school and the recently opened Inverurie Academy which is located minutes from the property. Several banking options, NHS health centres, local shops, post offices, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

A comprehensive East Coast bus and Rail Network is available from the town, providing a link to both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport approximately 14 miles from the property.




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